



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## **MEMORANDUM**

**Date:** November 24, 2015

**To:** Robert Best, Chairman, & Members, Planning Board

**From:** Jillian M. Harris, AICP, Planning & Zoning Administrator

**Subject:** **Chad E. Branon, P.E. of Fieldstone Land Consultants, PLLC. for Brett W. Vaughn Revocable Trust (applicant/owner)** — Pre-submission hearing for a conceptual subdivision of 17 residential lots located at 123 Wilson Hill Road in the R-1 (Residential) District. Tax Map 4A, Lot 023 & Tax Map 5A, Lot 001.

### **Background:**

The subject properties comprise approximately 74.5 acres located at 123 Wilson Hill Road and South Grater Road in the R-1 (Residential) District. The applicant was before the Board in May 2015 for a preliminary discussion on a conventional 12-lot subdivision on Tax Map 4A, Lot 023 (see attached). The applicant is back before the board currently for a pre-submission discussion on a 17-lot Cluster Subdivision for this same parcel and the proposal now includes the addition of Tax Map 5A, Lot 001 as a portion of the proposed open space.

This proposal will require Zoning Board of Adjustment relief for a Cluster Subdivision in the R-1 (Residential, by map) District (Section 3.08.2) and a Cluster Subdivision serviced by private septic and wells (Section 3.08.8).

The owner's existing house appears to remain on a 5.09 acre parcel and the proposed lots are surrounded by other residential property. The applicant has included in their submission "A Desktop Assessment of Geology and Hydrogeology for the Brett Vaughn Subdivision," produced by Hydrosources Associates, Inc. (see attached). This submission is in response to the Board's request for a hydrogeology study at the last pre-submission hearing for the conventional 12-lot subdivision on this parcel. The assessment summarizes that "overall, the information suggests that there is good likelihood the hydrogeologic conditions of the area could support individual bedrock well sources serving the residences that are planned for the development."

### **Discussion Topics:**

The Board may wish to ask the applicant about any waiver requests they are considering. If the cul-de-sac is longer than 1,200 feet, a waiver would be necessary from Section 4.12(c) of the Subdivision Regulations. Other items for the Board to consider are grading, sloping, sight distances, landscaped perimeter buffer, etc. which at this stage would be too early for Staff to fully review. In addition, the Merrimack Conservation Commission has provided preliminary comments for the Board to consider at this stage (see attached). Staff reminds the Board that it cannot take final action on any waiver requests deemed necessary until a formal application is submitted to the Board at a future meeting.

The applicant should be made aware that all final map/lot numbers for the proposed lots along with the name of the cul-de-sac will need to be approved by the Fire Department and Assessing Department.

Ec: Brett Vaughn, Owner  
Chad Branon, Engineer/Applicant  
Carol Miner and Fred Kelley, Building Department  
Kyle Fox, Deputy Director of Public Works/Town Engineer  
John Manuele, Captain, Merrimack Fire Department  
Loren Martin, Assessing Department

Cc: Planning Board File  
Correspondence